

# \$370,000 - 1813 10 Avenue, Wainwright

MLS® #A2208674

**\$370,000**

2 Bedroom, 2.00 Bathroom, 1,241 sqft

Residential on 0.18 Acres

Wainwright, Wainwright, Alberta

Beautiful 1241 Sq.Ft. Bungalow Backing Onto Bevan Nature Area – Senior-Friendly Layout! Welcome to this exceptional 1241 sq.ft. bungalow nestled in a prime location backing directly onto the serene Bevan Nature Area – offering peaceful views, walking trails, and playground for the kids. Designed with comfort and accessibility in mind, this home features a senior-friendly layout with main floor laundry. The spacious main level boasts a large primary bedroom, full bathroom, a bright and open living area, and a functional kitchen with views of the natural green space. Downstairs you'll find two additional bedrooms, a second full bathroom, and plenty of extra living space – perfect for visiting family, guests, or hobbies. The double attached garage is heated, offering convenient access and comfort year-round. Whether you're looking to downsize in style or want the perfect blend of modern living and natural beauty, this home checks all the boxes. Move-in ready, well cared for, and in an unbeatable location – don't miss your chance to call this beautiful bungalow home!

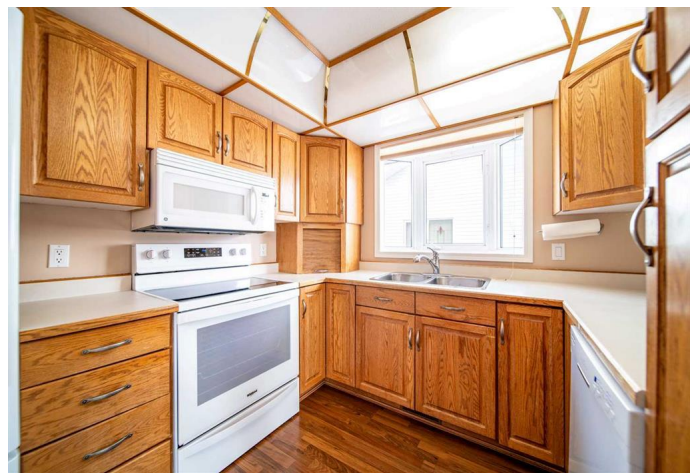
Built in 1993

## Essential Information

MLS® # A2208674

Price \$370,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,241
Acres	0.18
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1813 10 Avenue
Subdivision	Wainwright
City	Wainwright
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1L4

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	30
Zoning	R1

## **Listing Details**

Listing Office	CENTURY 21 CONNECT REALTY
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